

Grantee: South Bend, IN

Grant: B-08-MN-18-0011

October 1, 2011 thru December 31, 2011 Performance Report



Grant Number:

B-08-MN-18-0011

Obligation Date:

03/23/2009

Award Date:

03/23/2009

Grantee Name:

South Bend, IN

Contract End Date:

03/23/2013

Review by HUD:

Submitted - Await for Review

Grant Amount:

\$4,098,521.00

Grant Status:

Active

QPR Contact:

Loir Timmer

Estimated PI/RL Funds:

\$120,516.33

Total Budget:

\$4,219,037.33

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

The foreclosure and abandonment risk score, developed and provided to grantees by HUD, was created to indicate the level of risk that an area will have foreclosures and abandonment. It was determined that those census tracts in the City of South Bend with the greatest risk score (a score of ten), based on the HUD provided data, were in greater need than those areas with a lower risk score. However, South Bend has a total of 25 census tracts with a risk score of ten (2, 3.01, 4, 5, 6, 9, 10, 14, 15, 17, 19, 20, 21, 22, 23, 24, 25, 27, 28, 29, 30, 31, 33, 34 and 111). So these 25 census tracts were further evaluated based on the percentage of high cost loans, percentage of residential vacancy, number of foreclosures, the forecasted foreclosures, and percent of subprime loans. HUD also provided data on the percentage of loans made between 2004 and 2006 that are high cost by census tract. High cost loans are considered to be loans with an interest rate three percentage points higher than a benchmark rate (for a first mortgage). Census tracts 30, 5, 21, 27 and 4 were the top five, respectively, for percentage of high cost loans. Each census tract had between 61% and 65% of all loans made in the area defined as high cost. In addition, HUD data included the residential vacancy rate, which was developed based on information from the U.S. Postal Service on addresses that have been vacant for 90 days or longer, as of June 2008. The top five census tracts for percentage of residential vacancy were 6, 21, 30, 19 and 4 respectively. In census tract 6 and 21, over 35% of all residential units were vacant. The City of South Bend utilized Sheriff Sale data, which compiled, for the years 2001 - 2007 in the determination of the areas of greatest need. At Sheriff Sale properties that are going through foreclosure are officially purchased back by the lending institution - one of the final steps of the foreclosure process. Over 500 foreclosures have occurred in census tract 6 during that timeframe - accounting for 7.7% of all of South Bend's foreclosures. The remaining top five census tracts for foreclosures are 4, 2, 34, and 31 respectively. Based on the collected foreclosure data, forecasted foreclosures for 2008 and 2009 were developed (through use of linear regression). These forecasted figures help provide an understanding of where foreclosures will continue to happen based on the trend from 2001 - 2007. It is anticipated that census tract 6 will remain at the top of the list with 118 foreclosures forecasted in 2008. The City of South Bend was provided subprime mortgage data from researchers at the University of Notre Dame who are studying foreclosures in St. Joseph County Indiana. HUD classifies lenders as subprime or not, based on whether it is believed to have subprime lending practices. The lender of each loan made in the city of South Bend between 2001 and 2006 was compared to the list of HUD classified subprime lenders and the percentage of total loans made by subprime lenders was determined. Based on the above listed factors, the tracts were prioritized to determine which areas are in the greatest need. Ranks were added, with equal weight, divided by five to determine the average rank amongst the criteria then assigned an overall rank (the lowest average rank being the greatest area of need). Based on this methodology, the greatest area of need is census tract 6, followed by 4, 30, 21 and 5.

Distribution and and Uses of Funds:

The City of South bend examined census tracts based on available information related to the requirements of Section 2301(c)(2) of HERA that funds be distributed to the areas of greatest need. In determining area of greatest need the City of South Bend examined the areas of greatest need by looking at: *Area with greatest percentage of home foreclosures by utilizing home foreclosures data. *Area with the highest percentage of homes financed by subprime mortgage related loans by utilizing percentage of high cost loans data and percentage of subprime loans data. *and areas identified by the grantee to face a significant rise in the rate of home foreclosure by utilizing forecasted home foreclosure data and vacancy rate data. In addition, the City used other criteria to determine the location of other areas that had a great need to foreclosure assistance. These criteria included proximity to the top five areas of need, portions of census tracts that have a high concentration of foreclosures and ability/capacity to implement projects in an area. Based on the data the areas of greatest need were identified as census tracts 6, 4, 30, 21 and 5. In addition to these areas, the City identified census tract 19 as an area in greatest need based on the data and the foreseen likelihood of foreclosures. Census tract 19 is ranked as the 10th most in need area; however it is believed that its proximity to four of the top five census tracts makes it a critical area to help stabilize. There is a concentration of foreclosures in the northwest corner of the census tract, with is immediately adjacent to census tract 6, 21 and 5. A portion of the funds are required to be spent providing



housing to households whose income do not exceed 50 percent of the area median income. These funds totaling \$1,024,630 (which is 25% of our allocation) will be used to develop permanent rental apartments for the special needs population; however the partner agency has yet to be determined for this project. As such the exact location of the facility (s) will be determined based on the needs of the population being served and the partner agency. The remaining available funds will be spent on a variety of projects in compliance with the Neighborhood Stabilization Program requirements to address abandoned and foreclosed properties within census tracts 6, 4, 30, 21, 5 and 19.

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$4,098,521.00
Total Budget	\$0.00	\$4,098,521.00
Total Obligated	\$0.00	\$4,098,521.00
Total Funds Drawdown	\$246,925.31	\$3,260,533.38
Program Funds Drawdown	\$126,408.98	\$3,140,017.05
Program Income Drawdown	\$120,516.33	\$120,516.33
Program Income Received	\$74,644.27	\$195,160.60
Total Funds Expended	\$0.00	\$3,115,450.98
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$614,778.15	\$0.00
Limit on Admin/Planning	\$409,852.10	\$243,177.85
Limit on State Admin	\$0.00	\$243,177.85

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,024,630.25	\$1,174,631.00



Overall Progress Narrative:

Code Enforcement did not demolish any properties this quarter. SBHF sold 121 Chapin to an income-eligible household, and continues to market additional properties for sale. SBHF is completing work on the permanent supportive rental housing located at 1025 W. Jefferson. Work progresses on the permanent supportive rental housing at 907 Cottage Grove. The NNN sold 510 Lindsey to an income eligible household. The NNN has 4 additional properties for sale. The City of South Bend will continue to administer NSP1 subgrantees and activities. NOTE: The 3rd Qtr QPR listed 121 Taylor as a #5 SBHF rehab project; it is not. That address is not part of any NSP project. Also, the address for the permanent supportive rental housing, #8 SBHF, was listed as 1025 Washington; it is actually 1025 Jefferson.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Administration	\$0.00	\$359,999.00	\$243,177.85
2, Demolition	\$0.00	\$563,891.00	\$522,629.00
3, Acquisition/Rehabilitation	\$358.00	\$900,000.00	\$856,141.39
4, Acquisition/new const/rehab	\$126,050.98	\$2,274,631.00	\$1,518,068.81
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NSP 08-81, Redevelopment of Vacant property	\$0.00	\$0.00	\$0.00



Activities

Grantee Activity Number:	1 NNN
Activity Title:	administration

Activity Category:

Administration

Project Number:

1

Projected Start Date:

03/01/2009

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

03/23/2009

Completed Activity Actual End Date:**Responsible Organization:**

Near Northwest Neighborhood

Overall**Total Projected Budget from All Sources****Oct 1 thru Dec 31, 2011**

N/A

To Date

\$105,000.00

Total Budget

\$0.00

\$105,000.00

Total Obligated

\$0.00

\$105,000.00

Total Funds Drawdown

\$0.00

\$57,574.26

Program Funds Drawdown

\$0.00

\$57,574.26

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$57,574.06

Near Northwest Neighborhood

\$0.00

\$57,574.06

Match Contributed

\$0.00

\$0.00

Activity Description:

Administration of Neighborhood Stabilization activities

Location Description:

Census Tract 6 South Bend, IN

Activity Progress Narrative:

Administer NSP eligible activities.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
				-	Not Validated / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	2 SBHF
Activity Title:	Administration

Activity Category:

Administration

Project Number:

1

Projected Start Date:

03/01/2009

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

03/23/2013

Completed Activity Actual End Date:
Responsible Organization:

South Bend Heritage Foundation

Overall
Total Projected Budget from All Sources
Oct 1 thru Dec 31, 2011

N/A

To Date

\$160,000.00

Total Budget

\$0.00

\$160,000.00

Total Obligated

\$0.00

\$160,000.00

Total Funds Drawdown

\$0.00

\$155,774.05

Program Funds Drawdown

\$0.00

\$155,774.05

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$178,784.65

South Bend Heritage Foundation

\$0.00

\$178,784.65

Match Contributed

\$0.00

\$0.00

Activity Description:

Administration of Neighborhood Stabilization Program Activities

Location Description:

Census tracts 19, 20 and 21

Activity Progress Narrative:

Administer NSP eligible activities.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
				-	Not Validated / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	4 NNN
Activity Title:	Acquisition/Rehabilitation

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

3

Project Title:

Acquisition/Rehabilitation

Projected Start Date:

03/01/2009

Projected End Date:

03/23/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:
National Objective:

NSP Only - LMMI

Responsible Organization:

Near Northwest Neighborhood

Overall
Oct 1 thru Dec 31, 2011
To Date
Total Projected Budget from All Sources

N/A

\$540,000.00

Total Budget

\$0.00

\$540,000.00

Total Obligated

\$0.00

\$540,000.00

Total Funds Drawdown

\$0.00

\$505,622.68

Program Funds Drawdown

\$0.00

\$505,622.68

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$120,516.33

Total Funds Expended

\$0.00

\$505,622.70

Near Northwest Neighborhood

\$0.00

\$505,622.70

Match Contributed

\$0.00

\$0.00

Activity Description:

Acquisition and rehabilitation of 3 vacant, abandoned or foreclosed upon homes.

Location Description:

Census tract 6

Activity Progress Narrative:

714 VanBuren is complete and listed for sale at \$69,900. 718 VanBuren is listed for sale at \$61,900. 818 Lindsey has been replatted to combine 1/2 the lot with new construction at 824 Lindsey. 824 Lindsey is complete and listed for sale at \$107,000.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/3

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/3
# of Singlefamily Units	0	2/3



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	2/0	2/3	100.00
# Owner Households	0	0	0	0/0	2/0	2/3	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	5 SBHF
Activity Title:	Acquisition/Rehabilitation

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

3

Projected Start Date:

03/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

03/23/2013

Completed Activity Actual End Date:
Responsible Organization:

South Bend Heritage Foundation

Overall
Total Projected Budget from All Sources
Oct 1 thru Dec 31, 2011

N/A

To Date

\$360,000.00

Total Budget

\$0.00

\$360,000.00

Total Obligated

\$0.00

\$360,000.00

Total Funds Drawdown

\$7,975.61

\$358,136.32

Program Funds Drawdown

\$358.00

\$350,518.71

Program Income Drawdown

\$7,617.61

\$7,617.61

Program Income Received

\$74,644.27

\$74,644.27

Total Funds Expended

\$7,675.61

\$361,952.29

South Bend Heritage Foundation

\$7,675.61

\$361,952.29

Match Contributed

\$0.00

\$0.00

Activity Description:

Acquisition and rehabilitation of vacant, abandoned or foreclosed upon homes.

Location Description:

Census tract 19, 20 and 21

Activity Progress Narrative:

121 Chapin sold to an income-eligible family. 123 Taylor, 802 LaSalle, 923 Colfax, 923 LaSalle and 1024 W. Washington are all being marketed for sale.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/2

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/2
# of Singlefamily Units	0	0/2



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/2	0
# Owner Households	0	0	0	0/0	0/0	0/2	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	6 NNN
Activity Title:	Acquisition/New Const/Rehab

Activity Category:

Construction of new housing

Project Number:

4

Projected Start Date:

03/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/new const/rehab

Projected End Date:

03/23/2013

Completed Activity Actual End Date:
Responsible Organization:

Near Northwest Neighborhood

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$480,000.00
Total Budget	\$0.00	\$480,000.00
Total Obligated	\$0.00	\$480,000.00
Total Funds Drawdown	\$0.00	\$459,209.60
Program Funds Drawdown	\$0.00	\$459,209.60
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$514,973.12
Near Northwest Neighborhood	\$0.00	\$514,973.12
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition of vacant land and construction of 1 new house and rehabilitation of 2 vacant abandoned homes for income eligible household.

Location Description:

Census Tract 6

Activity Progress Narrative:

818 Lindsey has been replatted to combine 1/2 the lot with new construction at 824 Lindsey. 510 Lindsey was sold to an income eligible household. 718 VanBuren is listed for sale at \$61,900. Maintenance continues for 814 Lindsey, 911 Cottage Grove and 915 Cottage Grove.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/0
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	1/3



of Singlefamily Units

1

1/3

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	1	0/0	1/0	1/3	100.00
# Owner Households	0	1	1	0/0	1/0	1/3	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
510 Lindsey	South Bend		Indiana	46616-	Match / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	7 SBHF
Activity Title:	Acquisition/new const/rehab

Activity Category:

Construction of new housing

Project Number:

4

Projected Start Date:

03/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/new const/rehab

Projected End Date:

03/23/2013

Completed Activity Actual End Date:
Responsible Organization:

South Bend Heritage Foundation

Overall
Total Projected Budget from All Sources
Oct 1 thru Dec 31, 2011

N/A

To Date

\$620,000.00

Total Budget

\$0.00

\$620,000.00

Total Obligated

\$0.00

\$620,000.00

Total Funds Drawdown

\$0.00

\$620,000.00

Program Funds Drawdown

\$0.00

\$620,000.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$620,000.00

South Bend Heritage Foundation

\$0.00

\$620,000.00

Match Contributed

\$0.00

\$0.00

Activity Description:

Construction of new house for income eligible household and rehabilitation of 3 vacant homes.
Census tract 19, 20 and 21 in the City of South Bend

Location Description:
Activity Progress Narrative:

123 Taylor, 802 LaSalle, 923 Colfax, 923 LaSalle and 1024 Washington are all being marketed for sale.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/4
# of Singlefamily Units	0	0/4

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/0	0/4	0
# Owner Households	0	0	0	0/0	0/0	0/4	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	8 SBHF
Activity Title:	Acquisition/redevelopment

Activity Category:

Construction of new housing

Project Number:

4

Projected Start Date:

03/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/new const/rehab

Projected End Date:

03/23/2013

Completed Activity Actual End Date:
Responsible Organization:

South Bend Heritage Foundation

Overall
Total Projected Budget from All Sources
Oct 1 thru Dec 31, 2011

N/A

To Date

\$1,024,631.00

Total Budget

\$0.00

\$1,024,631.00

Total Obligated

\$0.00

\$1,024,631.00

Total Funds Drawdown

\$238,949.70

\$401,757.93

Program Funds Drawdown

\$126,050.98

\$288,859.21

Program Income Drawdown

\$112,898.72

\$112,898.72

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$162,808.23

South Bend Heritage Foundation

\$0.00

\$162,808.23

Match Contributed

\$0.00

\$0.00

Activity Description:

At a minimum two new rental group homes will be constructed for the Special Need Population in South Bend.

Location Description:

The new group homes will be located in census tract 2, 3.01, 4, 5, 6, 9, 10, 14, 15, 17, 19, 20, 21, 22, 23, 24, 25, 27, 28, 29, 30, 31, 33, 34 or 111.

Activity Progress Narrative:

Construction of the permanent supportive rental housing at 1025 W. Jefferson is nearing completion. Occupancy is anticipated in February 2012. Construction of the permanent supportive rental housing at 907 Cottage Grove is progressing.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# ELI Households (0-30% AMI)	0	0/0
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/2



of Singlefamily Units

0

0/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/8	0/0	0/8	0
# Renter Households	0	0	0	0/8	0/0	0/8	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	9 CODE
Activity Title:	demolition

Activity Category:

Clearance and Demolition

Project Number:

2

Projected Start Date:

11/09/2009

Benefit Type:

Area Benefit (Census)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Demolition

Projected End Date:

03/23/2013

Completed Activity Actual End Date:
Responsible Organization:

Department of Code Enforcement

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$563,891.00
Total Budget	\$0.00	\$563,891.00
Total Obligated	\$0.00	\$563,891.00
Total Funds Drawdown	\$0.00	\$522,629.00
Program Funds Drawdown	\$0.00	\$522,629.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$541,582.00
Department of Code Enforcement	\$0.00	\$541,582.00
Match Contributed	\$0.00	\$0.00

Activity Description:

demolition of dilapidated structures in areas of greatest need. An amendment to the City of south Bend's Neighborhood Stabilization program completed in June 2010 added the demolition of commercial and industrial buildings as an allowable activity in addition to the demolition of residential buildings.

Location Description:
Activity Progress Narrative:

Code Enforcement did not demolish / clear any properties this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	69/60

Beneficiaries Performance Measures

Beneficiaries - Area Benefit Census Method

# of Persons	Low	Mod	Total Low/Mod%	
	31688	23611	104295	53.02

Activity Locations

Address	City	County	State	Zip	Status / Accept
				-	Not Validated / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	
